

118.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

913,600 / 913,600

USE VALUE:

913,600 / 913,600

ASSESSED:

913,600 / 913,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HENRY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORINA EKATERINA A	
Owner 2: MAHREMOV METIN M	
Owner 3:	

Street 1: 22 HENRY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BULLOCK ROBERT & LETITIA A -

Owner 2: -

Street 1: 22 HENRY ST

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 17,423 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 2293 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17423		Sq. Ft.	Site		0	70.	0.54	6									659,882						659,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							76367
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18



USER DEFINED

Prior Id # 1:	76367
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:41:59
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
118.0-0004-0009.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,800	900	17,423.	659,900	913,600	913,600	Year End Roll	12/18/2019
2019	101	FV	209,900	900	17,423.	650,500	861,300	861,300	Year End Roll	1/3/2019
2018	101	FV	267,900	900	17,423.	499,600	768,400	768,400	Year End Roll	12/20/2017
2017	101	FV	267,900	900	17,423.	471,300	740,100	740,100	Year End Roll	1/3/2017
2016	101	FV	267,900	900	17,423.	433,600	702,400	702,400	Year End	1/4/2016
2015	101	FV	252,800	900	17,423.	405,400	659,100	659,100	Year End Roll	12/11/2014
2014	101	FV	252,800	900	17,423.	373,300	627,000	627,000	Year End Roll	12/16/2013
2013	101	FV	252,800	900	17,423.	373,300	627,000	627,000		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
BULLOCK ROBERT										650,000 No No N					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2017	1691	Add Bath	9,000	C				

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
2/2/2018	SQ Returned	MM	Mary M
11/19/2008	Meas/Inspect	336	PATRIOT
2/14/2000	Measured	270	PATRIOT
2/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 1H	1 & 1/2 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1920		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: FA	- Fair-Avg	35.	%										
Prim Int Wall: 1 - Drywall				Functional:													
Sec Int Wall:				Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors: 4 - Carpet				Total:	35.6	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	125.00												
Bsmnt Gar:				Size Adj.:	1.35000002												
Electric: 3 - Typical				Const Adj.:	0.99495000												
Insulation: 2 - Typical				Adj \$ / SQ:	167.898												
Int vs Ext: S				Other Features:	70024												
Heat Fuel: 2 - Gas				Grade Factor:	1.00												
Heat Type: 3 - Forced H/W				NBHD Inf:	1.00000000												
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor:	1.00												
Solar HW: Yes				Adj Total:	392506												
% Com Wall				Depreciation:	139732												
Make: Model: Serial #: Year: Color:				WtAv\$/SQ:	AvRate:	Ind.Val											
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	167.90										
				Special Features:	0	Val/Su Net:	90.67										
				Final Total:	252800	Val/Su SzAd:	182.40										
PARCEL ID 118.0-0004-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X20	A	AV	1970	7.00	T	39.2	101			900		900
More: N	Total Yard Items:	900		Total Special Features:								Total:				900	